



Holbeck Street, Creswell, Worksop, S80 4DX

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Offers In The Region Of
£275,000

PINEWOOD



Holbeck Street Creswell Worksop Notts S80 4DX



Offers In The Region

01207 500000

**3 bedrooms
1 bathrooms
2 receptions**

- Three Bedroom Detached with Garage
 - Spacious entrance hall
 - Modern kitchen
- Lounge with patio doors
- Dining room/sitting room
- Three well-sized bedrooms
 - Fully tiled bathroom
- Large block-paved driveway
 - Freehold
 - Council tax band C



Nestled on Holbeck Street in the charming village of Creswell, Worksop, this delightful detached house offers a perfect blend of modern living and classic charm. Built in 1932, the property boasts a generous 958 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The modern and practical kitchen is a highlight, providing ample space for culinary creations and family gatherings. The ground floor also features a beautifully maintained WC, adding to the convenience of the layout.

The property comprises three spacious bedrooms, ensuring plenty of room for family members or guests. The bathroom, includes a bath tub, shower, and separate WC, catering to the needs of a busy household, offering both comfort and functionality.

Outside, the larger than average garage provides excellent storage or parking options, while the driveway accommodates up to three vehicles, making it easy for family and friends to visit. The large, well-maintained garden is a true gem, offering a tranquil outdoor space for children to play or for hosting summer barbecues.

This home is not only practical but also exudes a warm and welcoming atmosphere, making it a wonderful place to create lasting memories. With its desirable location and thoughtful features, this property is a must-see for anyone seeking a comfortable and stylish living space in Creswell.

Entrance Porch

Featuring a Worcester Bosch condensing boiler, a PVC door to the front aspect, and a wooden door with decorative glazed panels leading to the entrance hall.

Entrance Hall

Spacious and welcoming with a central heating radiator, open spindle and balustrade staircase, fitted storage, and a ground-floor water closet beneath the stairs.

Ground Floor Water Closet

Beautifully tiled with an acrylic ceiling, low flush WC, porcelain wash hand basin with storage, wall mirror, opaque UPVC window, towel radiator, and stylish tiled flooring.

Kitchen

A well-appointed galley-style kitchen to the rear, featuring walnut colour door and drawer fronts, UPVC door and windows, ample worktop space with tiled splashback, integrated AEG induction hob, built-in oven and grill, under-counter space for a washing machine and dishwasher, and room for a 50/50 fridge freezer. Finished with a Karndean floor.

Lounge

Positioned at the rear with a focal fireplace, double panel radiator, sliding patio doors opening to the garden, fitted carpet, and double doors leading to the dining room.

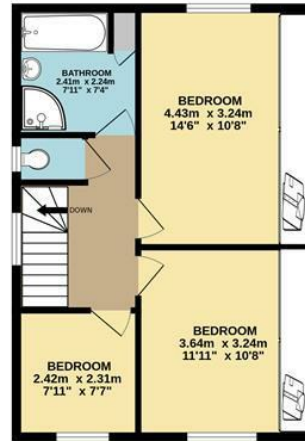
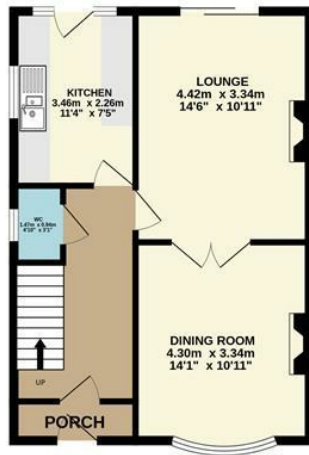
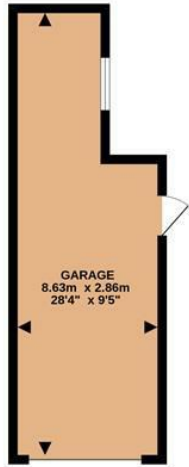
Dining Room/Sitting Room

Featuring a charming bay window to the front, decorative coving, fitted carpet, and a modern fireplace as the centrepiece. Double doors separate it from the lounge, allowing flexibility in layout.



GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.

1ST FLOOR
46.5 sq.m. (501 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 114.1 sq.m. (1229 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this regard.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



Landing

Open spindle and balustrade staircase with a bright UPVC window at the top, adding natural light.

Master Bedroom

A generous double bedroom to the rear with full-height fitted wardrobes, an over-bed storage island creating a dressing area, central heating radiator, and fitted carpet.

Bedroom Two

A well-proportioned double bedroom to the front aspect, complete with full-height fitted wardrobes, UPVC window, central heating radiator, and fitted carpet.

Bedroom Three

Currently set up as a home office, this front-facing room includes a UPVC window, central heating radiator, and fitted carpet.

Bathroom

Fully tiled with an acrylic ceiling, comprising a bathtub with mixer shower, suspended wash hand basin with mirror, corner shower cubicle with a rain-head shower and hand shower, and a wall-mounted towel radiator.

Separate WC

Fully tiled with an acrylic ceiling, close-coupled WC, and opaque UPVC window for privacy.

Front Exterior

A large block-paved driveway with a dwarf wall, planted border, and shaped lawn, providing access to a detached garage and rear garden.

Rear Garden / Garage

A gated entrance having block paving, there is a larger than average detached garage and three sheds and an outbuilding, block paved pathways leading to each, having a raised patio looking back at the property, laid lawns and a pergola on exit from the lounge area.

Other Information

Cavity wall insulation fitted / Worcester Bosch combi boiler in the porch / Double oven & induction hob / Bosch Fridge/freezer / Bosch washer / 3 sheds & 1 outbuilding included.
Bosch dishwasher

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

PINEWOOD